

This instrument was prepared by

(Name) CENTURY SERVICES, INC.

(Address) P.O. BOX 385 PELHAM, ALABAMA 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

6578

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$1,000, and execution herewith of mortgage in amount of \$3,000.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, C.V. WALLACE and wife LOUISE G. WALLACE

(herein referred to as grantors) do grant, bargain, sell and convey unto

NICHOLAS A. VANACORE and wife EPPY VANACORE

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Begin at the southeast corner of NW 1/4 of NW 1/4 of NE 1/4, Section 11, Township 24 North Range 12 East and run thence North along the East line of said 1/4, 1/4, 1/4, section a distance of 431 feet to a point which in 110.8 feet South of the South right-of-way line of Shelby County Highway 155, for a point of beginning of the parcel herein described; thence turn 180 degrees and run Southerly along said East line of said 1/4, 1/4, 1/4, Section for a distance of 431 feet to a point; thence turn an angle to the right of 95 degrees 26 min. and run a distance of 431.0 feet along the South line of said 1/4, 1/4, 1/4, Section to a point; thence turn to the right and run in a Northeasterly direction to the point of beginning; said parcel being triangular and consisting of approximately 2 acres, more or less, situated in the NW 1/4 of NW 1/4 of NE 1/4, Section 11, Township 24 North, Range 12 East, Shelby County, Alabama. Subject to a 30' easement for a drive along the Easterly side of said parcel of land.



19740627000031720 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/27/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUN 27 AM 9:57
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
C. V. Wallace
JUDGE OF PROBATE

BOOK 287 PAGE 546

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~I am~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that (we) have a good right to sell and convey the same as aforesaid; that (we) will and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 14th day of June, 1974.

WITNESS:

(Seal) (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, ROBERT D. MOORE, a Notary Public in and for said County, in said State, hereby certify that C. V. Wallace and wife Louise G. Wallace whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of JUNE, A. D., 1974.

Notary Public.